

AGENDA  
BROOKFIELD ZONING COMMISSION  
Thursday, February 28, 2013 – 7:00 p.m.  
MEETING ROOM #133 – TOWN HALL, 100 POCONO ROAD

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1. **Convene Meeting**
  - a. **Review Minutes of Previous Meetings: 2/14/13**
  
2. **Land Use Enforcement**
  - a. **Enforcement Officer's Report:**
  
3. **Review Correspondence**
  - a. **Minutes of other Boards and Commissions: Inland Wetlands Commission 2/11/13; Zoning Board of Appeals; Planning Commission 2/7/13; Zoning Sub-Committee**
  - b. Legal Briefings for Building Inspectors: January 2013 & February 2013
  - c. E-mail from HVEO to Commissioners dated 1/16/13 Re: Draft State C&D Plan and Locational Guide Map
  
4. **Public Hearing 7:30 p.m.**
  - a. **Proposed Zone Change #201300015: Proposed change in Zone map to make 16 Elbow Hill Road which is currently a split Zone of R40 and IRC 80/40 to become IRC 80/40 (ph close date 4/3/13)**
    1. Response memo from Planning Commission to Zoning Commission dated 1/18/13
    2. Response letter from HVCEO to Zoning Commission dated 2/5/13: Referral No. 935.13
  
5. **Continued Public Hearing: Following end of discussion of New Public Hearing**
  - a. **Proposed Regulation Change #201201067: Section 242-505 B-H – Town Center District: (B) Plan of Conservation and Development, (C) Common Areas, (D) Permitted Uses, (E) Land Use Standards, (F) Design Review, (G) parking and (H) Design Flexibility**
    1. Examples of commercial buildings of various sizes and examples of shared parking calculations
  
  - b. **Proposed Regulation Change #201201033: Section 242-404 K(4) – Incentive Housing Location and Section 242-404 K(7) – Incentive Housing Permitted Uses**
    1. Schematic layout for mixed use allowing 70% residential on ground floor and 80% residential on ground floor
    2. Map of Exclusively Residential Use and Residential Density in the TCD
  
6. **Old Business:**
  - a. **227 Candlewood Lake Road #201300016: Site Plan Modification for a wash water recycling shed (dec date 3/30/13)**
  
  - b. **857-857A Federal Road (Riverview Luxury Apartments) #201200887: Design Review for three 9,200 sq. ft. Incentive Housing Apartment Development (dec date 4/20/13)**
  
7. **New Business:**
  - a. **200 Federal Road (Costco) #201300116: Site Plan Modification for changes to site as the result of field conditions identified during construction (dec date 5/3/13)**
    1. Letter to Zoning Commission from Raymond Gradwell, P.E., BL Companies, dated 2/19/13 Re: Costco Renovation, Fuel Facility and Relocated Union Savings Bank Addition: Minor Amendment to Approved Plans

2. Costco Renovation & Expansion, Relocation of Bank and New Fuel Facility – Map page titled “Grading and Drainage Plan” prepared by BL Companies dated 7/21/11 revised thru 2/7/13 – sheet GD-1
    - “Site Plan” dated 7/21/11 revised thru 2/7/13 – sheet SP-1
    - “Details” dated 7/21/11 revised thru 2/7/13 – sheet DN-4
  3. Review letter from Water Source dated 2/20/13 Re: Application #201300116
- b. 360 Federal Road #201300118: Site Plan Modification to relocate handicap access to center main entrance and to add two (2) parking spots (dec date 5/3/13)**
1. Map titled “Site Plan Modification” prepared by CCA, LLC dated 12/11/12 revised thru 2/8/13 – sheet 1 of 1
  2. Letter from David Bass to Zoning Commission dated 2/20/13 Re: Request to waive fees
  3. Review letter from Water Source dated 2/20/13 Re: Application #201300118
- c. 871 Federal Road (Riverview) #201300123: Site Plan Modification to install a 24 square foot elevator to serve Unit 2-1 (dec date 5/3/13)**
1. Map titled “Grading & Drainage Site Plan” prepared by CCA, LLC dated 3/20/07 revised thru 2/20/13 – sheet S-1

**8. Tabled Items:**

**9. Informal Discussion:**

- a. 536 Federal Road: Zone change from IRC 80/40 to Residential – requested by Sebastian Contarino

**10. Comments of Commissioners:**

**11. Adjourn:**

**\*\*Next Regular Meeting Scheduled for March 14, 2013\*\***